

{PRIVATE }CITY OF SAN JOSÉ, CALIFORNIA{PRIVATE }
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
H.L.C. 9/04/02 Item 3.d.

File Number
HP02-005

Application Type
Historic Preservation Permit / Hensley Historic
District

Council District
3 SNI
13th Street

Planning Area
Central

Assessor's Parcel Number(s)
249-45-039

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: West side of North Fifth Street, approximately 240 feet southerly of east Empire Street

Gross Acreage: 0.17 Net Acreage: 0.17 Net Density: n/a

Existing Zoning: R-M Multiple Residence Existing Use: Single-family detached residential

Proposed Zoning: No change Proposed Use: Single-family detached residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 Dwelling Units/Acre)

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Detached Residential R-M Multiple Residence

East: Detached and Attached Residential R-M Multiple Residence

South: Detached Residential R-M Multiple Residence

West: Detached Residential R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date _____

Approved by: _____
☐ Action
☒ Recommendation

OWNER / DEVELOPER	DESIGNER
Robert Switzer 483 N. 5 th St. San Jose CA 95112	Robert Drafting Services 1193 S. 9 th St. San Jose CA 95112

{PRIVATE }PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
See attached Code Enforcement Compliance Order, Fire Department Memo and Calif. Dept. of Parks and Recreation Primary Record	
GENERAL CORRESPONDENCE	
None	
ANALYSIS AND RECOMMENDATIONS	

BACKGROUND

The subject site consists of 0.17 acres on the west side of North Fifth Street approximately 240 feet southerly of East Empire Street (483 N. Fifth Street). A Code Enforcement inspection on December 14, 2001 identified an illegal addition to this single-family house in the Hensley Historic District. The owner, Robert Switzer, is required to obtain a Historic Preservation permit for exterior alterations to the structure. Mr. Switzer will concurrently apply for a Single Family House Permit to allow an addition to a single-family house listed on the Historic Resources Inventory. The existing uses surrounding the site are detached residential to the north, west and south, and attached residential across North Fifth Street to the east.

HISTORIC RESOURCE DESCRIPTION

A brief description of the structure and its historic significance as described in the State of California Department of Parks and Recreation Primary Record follows:

483 N. Fifth Street : The archetype single-story Italianate residence of the 1870's is characterized by its low hipped roof, front and side gables, side square bay; and front squared porch with wooden turnposts. The windows are wooden double sash segmental arched. Quoining, brackets under the extended roof rafters and a pediment window hood add much of the detailing. The structure has a raised basement and horizontal board siding. A small side porch facing south delineates the other entrance.

The footprint of the kitchen at the rear of the house is evident on page 44 of Volume I of the Sanborne Map Co. map of San Jose, dated 1915 and renewed in 1943 (see attachment).

The building is a Contributing Structure to the Hensley Historic District on the San Jose Historic Resources

Inventory. While no updated Historic Report has been submitted, the building appears to be a distinguished example of its style and period and therefore could possibly be eligible for the California Register of Historic Places.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

The existing density of 5.8 dwelling units per acre is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC) under the Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit. Under this policy land uses other than those designated on the Land Use/Transportation Diagram may be allowed on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved, and the use would not otherwise be incompatible with the surrounding area.

PROJECT DESCRIPTION

The project proposes to lower the roof on the existing pre-built bathroom/laundry room addition to match the ridge height of the adjacent kitchen. The pre-built first-story door and second-story windows will be removed and replaced with first-story wood double-hung windows to match the proportions of the existing windows (please see attached proposed plan set).

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standard Nos. one, and six and nine.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
6. Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The property will maintain its historic use of single-family detached residential. The proposed addition is compatible with the historic materials, features, size, scale and proportion. Colors and materials are identified on the plan set and match the existing house color.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard and special conditions as follow:

1. The addition shall be differentiated from the existing house by the use of vertical trim and a change in paint color or shade.

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